

MIAMI-DADE COUNTY, FLORIDA



DEPARTMENT OF PLANNING AND ZONING  
OFFICE OF HISTORIC AND ARCHAEOLOGICAL RESOURCES

Stephen P. Clark Center  
111 N. W. First Street, Suite 695  
MIAMI, FLORIDA 33128  
Telephone: 305-375-4958  
Facsimile 305-372-6394

June 28, 2010

Mr. Aristotle Diamond  
P.O. Box 530412  
Miami Shores, Florida 33153

RE: Designation of      Green Acres Villas  
                                1465 N.E. 110<sup>th</sup> Street  
                                Miami-Dade County, Florida

Dear Mr. Diamond:

We are pleased to inform you that on May 19, 2010 the Miami-Dade County Historic Preservation Board voted to designate the Green Acres Villas as an Historical site.

**FOLIO NUMBER:** 30-2232-010-0670

**LEGAL DESCRIPTION:** BISCAYNE SHORES CORR PLAT PB 23-52 LOT 36 BLK 4 LOT SIZE 50.000 X 125 OR 18555-2613 03 1999 2 (2) COC 25935-33 08 2007 4

According to the Preservation Ordinance (81-13), any work that will require a building permit will first require a Certificate of Appropriateness from this office. To facilitate this process, we suggest that you contact us at the outset of any project to insure expeditious processing according to the Preservation Ordinance.

Enclosed you will find a copy of the resolution designating the the Green Acres Villas. The Office of Historic Preservation, is staff for the Historic Preservation Board. Should you have any questions regarding this designation, the Preservation Ordinance, or need advice on any renovation, excavation, or restoration projects please contact our office.

Sincerely,

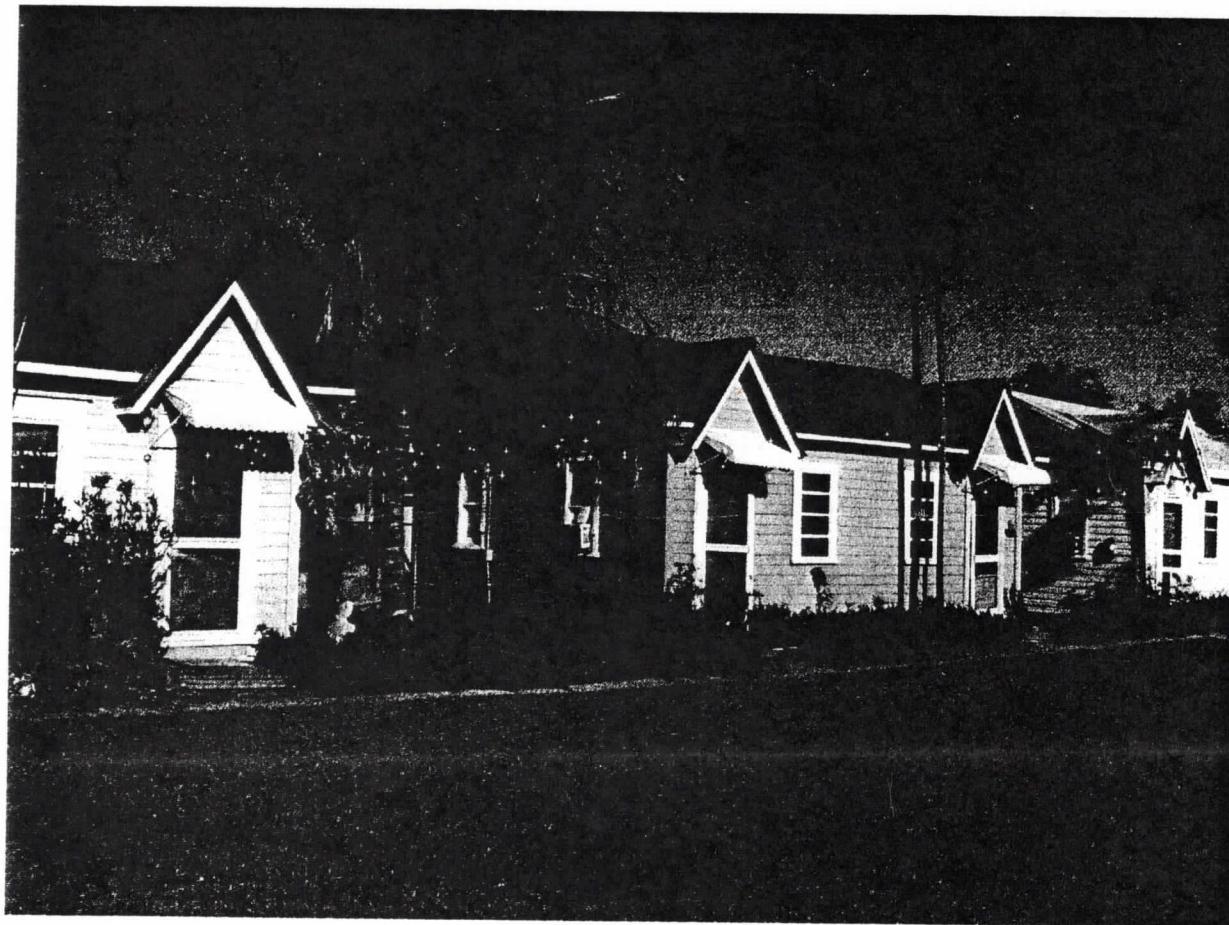
*Kathleen Slesnick Kauffman*  
Kathleen Slesnick Kauffman  
Chief of Historic Preservation

Enclosure: Resolution 2010-04  
Certificate of Appropriateness

# Designation Report

## Green Acres Villas

1465 N.E. 110<sup>th</sup> Street  
Miami, Florida



Green Acres Villas

Prepared by: Carlos Dunn  
Principal Planner,  
*Office of Historic and Archaeological Resources  
Department of Planning & Zoning*

Janus Research  
1107 North Ward Street  
Tampa, Florida  
33607

### III. SIGNIFICANCE

#### HISTORICAL SIGNIFICANCE

In 1900, there were 8,000 registered automobiles in America. By 1930, the number had jumped to 23 million. With travelers abandoning trains in favor of the Model T and the lure of the open on often times bumpy, unpaved, and poorly marked roads, demand grew for clean, safe places to stop over for the night.

During the early days of the auto tourist, roadside camping was the best option for travelers who either wanted to avoid the formality of the downtown hotel or simply found themselves in need of rest far from civilization and lodging.



The Stevens Point automobile camp, c.1920 in Wisconsin, was a typical automobile camp popular during the early 1920s.

Entrepreneurial minded families and business owners saw an opportunity in catering to these travelers by establishing camps with rustic, box-like cabins offering a bit of privacy and protection from the outdoors. As road surfaces improved and interest in automotive adventuring grew, the demand for better lodging increased, prompting a building boom along America's highways and byways. Many of the simple tourist camps added to their sparse amenities while new, more sophisticated lodgings sprang up by the thousands. All the comforts of home could now be found along the road: indoor plumbing, electricity, bedding, and best of all, home cooked meals from the family run diner.



Green Acres Villas – Credit: Office of Historic and Archaeological Resources

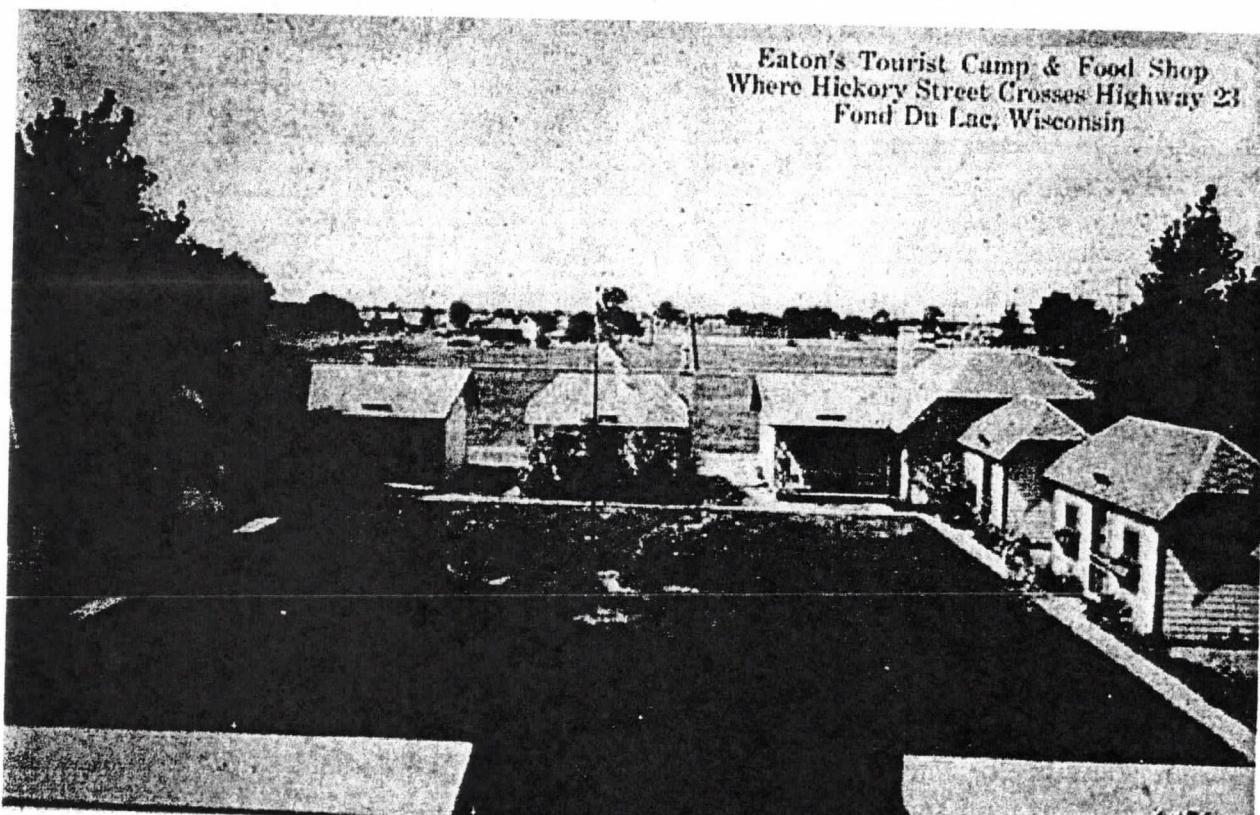


MAC'S INDIAN VILLAGE  
CHEROKEE, NORTH CAROLINA.

LURE  
I-R-49

Mac's Indian Village – Cherokee, North Carolina (1949)

Eaton's Tourist Camp & Food Shop  
Where Hickory Street Crosses Highway 23  
Fond Du Lac, Wisconsin



Eaton's Tourist Camp & Food Shop – Fond Du Lac, Wisconsin (1950s)

Today, the tourist court located at 1465 N.E. 110<sup>th</sup> Street is a significant and rare example of an intact early tourist court in Miami-Dade County. It is associated with the history of tourism within the County and exemplifies the early growth and development of tourist accommodations in the City of Miami.

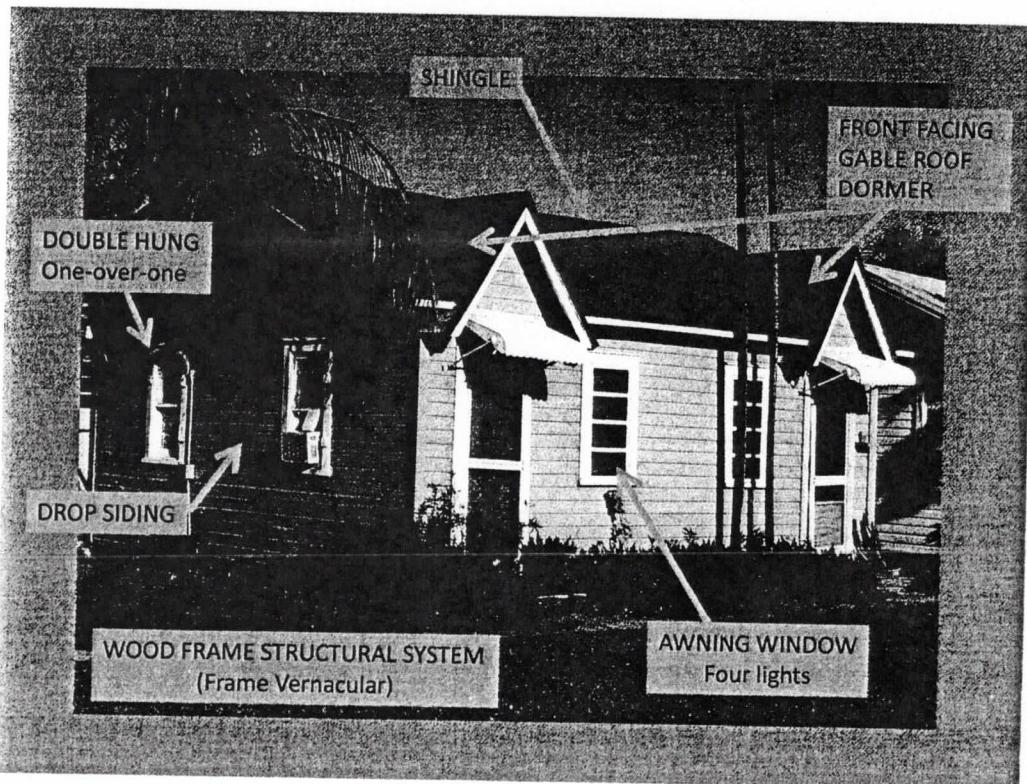


Green Acres Villas – Credit: Office of Historic and Archaeological Resources





Green Acres Villas – Credit: Office of Historic and Archaeological Resources



## VIII. BIBLIOGRAPHY

Jakle, John A., Keith A Sculle, Jefferson S. Rogers. The Motel in America. The John Hopkins University Press, Baltimore Maryland, 1996.

Janus Research. Former Jackson Court Determination of Eligibility Report, on file at Janus Research, Tampa Florida.

Janus Research. Designation Report for 1465 NE 110<sup>th</sup> Street, on file in the Office of Historic and Archaeological Resources of the Department of Planning and Zoning. Miami-Dade County.

n.a. Trailers Bring 100,000 Tourists to Florida. Life, 1938. Tourist Trade Ephemera File. Pamphlets, Ephemera and Newspaper Clipping Collection. Historic Museum of Southern Florida.

n.a. Florida Dispenses Hospitality along the road. Life, 1938. Tourist Trade Ephemera File. Pamphlets, Ephemera and Newspaper Clipping Collection. Historic Museum of Southern Florida.

Vanderbilt Jr. Cornelius. Florida Goes Wild with Prosperity. Liberty War, 1937. Tourist Trade Ephemera File. Pamphlets, Ephemera and Newspaper Clipping Collection. Historic Museum of Southern Florida.

Verrizzo, Ouida. Through Florida by Trailer. 1959. Tourist Trade Ephemera File. Pamphlets, Ephemera and Newspaper Clipping Collection. Historic Museum of Southern Florida.

<http://www.vintageroadside.com/motorcourts.aspx>

<http://www.sjsu.edu/faculty/wooda/motel/history/index.html>

[http://en.wikipedia.org/wiki/Motor\\_court](http://en.wikipedia.org/wiki/Motor_court)

[http://www.wisconsinhistory.org/archstories/motels/auto\\_camps.asp](http://www.wisconsinhistory.org/archstories/motels/auto_camps.asp)

<http://www.nationalroute66.org/66hstry.html>

[http://www.autolife.umd.umich.edu/Environment/E\\_Overview/E\\_Overview6.htm](http://www.autolife.umd.umich.edu/Environment/E_Overview/E_Overview6.htm)

<http://www.amazon.com/American-Motel-Michael-Karl-Witzel/dp/0760301018>

[http://wiki.answers.com/Q/History\\_of\\_motor\\_hotel](http://wiki.answers.com/Q/History_of_motor_hotel)

[http://americanhistory.si.edu/onthemove/exhibition/exhibition\\_11\\_2.html](http://americanhistory.si.edu/onthemove/exhibition/exhibition_11_2.html)

[http://www.nebraskahistory.org/histpres/nebraska/keith/KH04-106\\_Welsch\\_Motor\\_Ct.pdf](http://www.nebraskahistory.org/histpres/nebraska/keith/KH04-106_Welsch_Motor_Ct.pdf)

[National Register of Historic Places](#)

[http://www.dixiehighway.org/dixie\\_history.htm](http://www.dixiehighway.org/dixie_history.htm)